

**Town of Amherst
Planning Commission Minutes
July 3, 2007**

A meeting of the Town of Amherst Planning Commission was called to order by Chairperson June Driskill in the Council Chambers of the Town Hall at 7:30 PM on July 3, 2007.

It was noted that a quorum was present as indicated below:

A Jason Campbell	P William Jones
P June Driskill	P Steve LaBar
A Lyle Garrette	P Richard Wydner
P William Hathaway	

Town Manager Jack Hobbs was present in his capacity as Secretary to the Commission.

Comprehensive Plan Amendment for the Ambriar Area

The Secretary reported on a proposed amendment to the Comprehensive Plan that would affect the area off S. Main Street south of Waughs Ferry Road to the southern corporate limits of the Town of Amherst. If approved, the plan would establish the Town of Amherst's long-range development strategy for the area and would affect future land use, water and sewer infrastructure development, and traffic management there.

At 7:02 PM a public hearing was opened on the proposal.

Paul Kilgore asked who would be responsible for paying for the road improvements contemplated in the proposal. He suggested working on better consistency between the subdivision ordinance, which requires road frontage for each new lot, and the anticipated access management regulations which would encourage consolidation of driveways and entrances.

John Batman expressed concern about the potential "taking" of his Ambler property for the indicated road improvements and the emphasis on the maximum possible buildout throughout the plan proposal. He noted that a site plan for his property is being prepared.

Barry Thompson expressed concern about the preservation of right of way along S. Main Street and that the traffic projection figures may be unrealistic. He asked that the zoning on parcels 110-A-103 and 95-A-91 remain unchanged so that the zoning would remain consistent with the previously approved rezoning of the

area. He questioned whether the promotion of the Ambriar area is in conflict with the Town's work to "revitalize" the downtown area.

Ed Thacker noted that there is already a four lane, divided highway at the southern end of the Town. He asked that he be allowed to operate a business on "lot 93" in the future.

There being no one else who wished to speak, the hearing was closed at 8:30 PM.

Zoning and Subdivision Ordinance - Replacement of Nonconforming Structures

The Secretary reported that a proposed amendment to §18.1-601.2 of the Town Code (Nonconforming Structures) would establish a rule whereby a "nonconforming" building could be replaced in the same location regardless of the circumstances of its removal.

At 8:33 PM a public hearing was opened on the proposal.

There being no one who wished to speak, the hearing was closed at 8:34 PM.

Zoning and Subdivision Ordinance - Relief from Front Setbacks

The Secretary reported that a proposed amendment to §18.1-804 of the Town Code (Minimum Yard Requirements) would have the effect of relieving the front setback requirement in the Town's older neighborhoods.

At 8:35 PM a public hearing was opened on the proposal.

There being no one who wished to speak, the hearing was closed at 8:36 PM.

Zoning and Subdivision Ordinance - Flood Plains

The Secretary reported that a proposed amendment to §18.1-915 of the Town Code (Flood Plains) is intended bring the Town's flood plain regulations and mapping into conformity with requirements established by FEMA and the Virginia Department of Conservation and Recreation.

At 8:37 PM a public hearing was opened on the proposal.

There being no one who wished to speak, the hearing was closed at 8:38 PM.

The minutes of the June 6, 2007 Commission meeting were approved on a motion by Mr. LaBar, seconded by Mr. Wydner, and carried 5-0 according to the following:

Jason Campbell	Absent	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Absent	Richard Wydner	Aye
William Hathaway	Aye		

The Secretary reported that a rough draft of the background work for the comprehensive plan update has been received and that an edition should be ready for the Commission's review before the August 1 meeting.

The Secretary reviewed an application schedule with the Commission.

The Secretary noted that the Commission should expect a request to approve a site plan for a new townhouse development on Dulwich Drive in the coming months.

There being no further business, Mr. Hathaway made a motion that was seconded by Mr. LaBar and carried 5-0 according to the following to adjourn the meeting at 9:27 PM:

Jason Campbell	Absent	William Jones	Aye
June Driskill	Aye	Steve LaBar	Aye
Lyle Garrette	Absent	Richard Wydner	Aye
William Hathaway	Aye		

June Driskill, Chairperson

Attest: _____